

## Minutes of the Zoning Board of Appeals

September 21, 2017

6:00 P.M.

Regis Barrett, Chairman called the meeting to order.

MEMBERS PRESENT:      Regis Barrett, Chairman  
                                 Earl Bloam  
                                 Dean Bredenbeck  
                                 Wally Parker  
                                 Craig Farkas

ABSENT:                      None

ALSO PRESENT:              David Kulcsar, Building Commissioner

**Motion** by Bredenbeck, second by Parker to approve the minutes of July 20, 2017. **Vote Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck No: None. **(Approved)**

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A request from Nhut Vu for a 234 square foot variance for a 378 square foot additional accessory structure at 9000 Memphis Ave. 1117.05(a)(6) P.P.#433-18-014 Docket # 9-2017-1. Nhut Vu was present he explained his need for the shed. Bredenbeck asked if there will be power to this new shed. Mr. Vu stated there would not be. After further discussion, a **Motion** by Barrett, second by Bredenbeck to **APPROVE** the request from Nhut Vu for a 234 square foot variance for a 378 square foot additional accessory structure at 9000 Memphis Ave. **Vote Resulted:** *To APPROVE:* Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker. No: None. **(APPROVED)**

A request from Ann Latessa for a variance of 13.5 inches for a fence setback from the right-of-way (public sidewalk) on a corner lot at 4911 Ridge Road. 1117.05(c)(2) P.P# 433-21-018 Docket # 9-2017-2. Dominic Latessa was there explained the need for the fence for his autistic son. They need to be able to keep him in the yard. After further discussion, a **Motion** by Bloam, second by Parker to **APPROVE** the request from Ann Latessa for a variance of 13.5 inches for a fence setback from the right-of-way (public sidewalk) on a corner lot at 4911 Ridge Road. **Vote Resulted:** *To APPROVE:* Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker. No: None. **(APPROVED)**

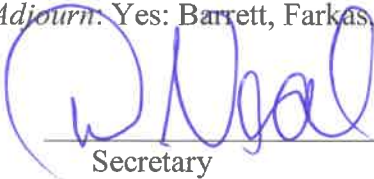
A request from Ishmael Ray Mathews for a 48 square foot variance for a 192 square foot additional accessory structure at 10225 Harmony Lane. 1117.05(a)(6) P. P.# 433-03-128 Docket #9-2017-3 Ray Matthews explained why he needed the additional shed. He also let the board know it will have a garage door on it to enable him to get his golf cart in and out. Bredenbeck asked if there has been any input from neighbors. Commissioner Kulcsar explained he had had some discussion with the neighbors about concerns and have been addressed with Ray. After further discussion, a **Motion** by Bredenbeck, second by Bloam to **APPROVE** the request from Ishmael Ray Mathews for a 48 square foot variance for a 192 square foot additional accessory structure at 10225 Harmony Lane. **Vote Resulted:** *To APPROVE:* Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker. No: None. **(APPROVED)**

A request from Labella Associates for a variance to the minimum required landscape area of 25% and also a variance to the minimum 20 foot setback for a parking lot expansion at 9500 Brookpark Road. 1121.03(b) and 1121.03(c) in a G-B district. P.P. # 433-18-001 Docket #9-2017-4. Matt Metyk Regional Manager for

Labella associates, Mike Devlin and Al Sirav from Allstate Peterbilt were present for this meeting. Metyk explained the need for setback to ensure the trucks stay away from the cars of customer and employees. Barrett asked how they are going to park the cars; at 90 degree or angle parking. Metyk explained they are looking into the best option. Bredenbeck asked where employs parked before. Devlin explained they just purchased the building. There was discussion about the layout and plans of the property. After further discussion, a **Motion** by Bloam, second by Barrett to **APPROVE** the request from Labella Associates for a variance to the minimum required landscape area of 25% and also a variance to the minimum 20 foot setback for a parking lot expansion at 9500 Brookpark Road. **Vote Resulted: To APPROVE:** Yes: Barrett, Farkas, Bloam, Parker. No: Bredenbeck. **(APPROVED)**

A request from John D'Amico for an 18 inch height variance and an 8 inch side lot line variance at 6119 Northcliff Ave. 1117.05(a)(8), 1117.03(f) and 1117.05(a)(2) in a SF-DH district. P.P. # 433-22-081. Docket # 9-2017-5. Joe Zver owner of 6119 Northcliff Ave was there to discuss his need and the plans for the garage. Bredenbeck asked if there will be power to this garage. Zver replied yes the existing garage has underground power so in the future it will. After further discussion, a **Motion** by Bredenbeck, second by Parker to **APPROVE** the request from John D'Amico for an 18 inch height variance and an 8 inch side lot line variance at 6119 Northcliff Ave. **Vote Resulted: To APPROVE:** Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker. No: None. **(APPROVED)**

There being no further business, **Motion** by Bredenbeck, second by Bloam to adjourn. **Vote Resulted: To Adjourn:** Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(Meeting Adjourned)**

  
Secretary  
Regis Chairman Barrett, Chairman